

Resolution No. ZSR-21-03 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on December 28, 2020 at the offices of the Suffolk County Planning Commission with respect to the application of “**Seasons at East Northport**”, Town of Huntington
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **February 3, 2021**, be it therefore,
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves**, the Seasons at East Northport change of zone petition from R-10 residence and Industrial-1 (Light Industry) to R-3m (Garden Apartment) for the construction of 190 age restricted garden apartments and accessory uses with the following condition and comments:

Condition:

1. The petition for the Seasons at East Northport project, shall provide final assurances with respect to details involving the characterization of the property as a New York State Superfund site. It is indicated in the FEAF that “remediation at the site is not complete and the site remains on the Registry as Class 2” and that “... site-related contaminants due to soil vapor intrusion is a concern with any development.” It is the belief of Suffolk County Planning Commission that all records of remediation and closure shall be made available for review by the public and that no final approval shall be granted to the change of zone petition until all “assurances”, documentation and permits regarding the remediation and closure of the site has been received from the appropriate regulatory agencies to the satisfaction of the Huntington Town Attorney.

Comments:

1. The proposed Seasons at East Northport project at this location can be considered remotely situated to amenities desirable for this type of development if considering its automobile orientation to the street network and its distance by street to health care, and other necessities. This can be mitigated by the provision of van/shuttle services from the Seasons at East Northport project.
2. Further situational mitigation can be achieved by the provision of pedestrian “cross-access” connections to commercial properties to the north. A detailing of a pedestrian network to bus transit opportunities and to commercial amenities to the north along NYS Rte. 25 Jericho Turnpike is warranted and should be anticipated for site planning stages of the development.

A good local example of connectivity from an attached unit complex to a commercial center is Paumanack Village in Greenlawn (SCTM No. 0400112000200023004). Within that development, as part of the pedestrian path network is a northern extension to commercial properties within the Greenlawn Plaza shopping center. The path was designed with public convenience and safety in mind.

3. The petitioner should continue correspondence/dialogue with the Suffolk County Department of Health Services and Suffolk County Department of Public Works regarding the method of waste water treatment and the proposed on-site Sewage Treatment Plant.
4. The subject development petition proposes 22 units of affordable housing in accordance to a Town of Huntington Code described affordable unit calculation. Every attempt should be made when marketing workforce units to include individuals and their families with disabilities to promote independence and inclusive communities.
5. Storm water runoff from the contemplated development is to be collected via catch basins and directed to the recharge basin. The basin should be landscaped and a walking path around the basin be created. In this way, the modification of the basin would be more of an aesthetic attraction for the community.
6. The proposed recreational and aesthetic component of the 190 unit age restricted multifamily Seasons at East Northport project should contain significant buffers to commercial and industrial uses to the east and north . Land banking of parking stalls or more preferably the employment of "Parking Stall Demand Reduction" techniques can open up additional greenspace for buffering and storm water runoff treatment via natural and green methodologies.
7. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook \* particularly with respect to public safety and universal design and incorporate where practical, applicable elements contained therein.
8. The applicant should investigate "Parking Stall Demand Reduction" or "PSDR" techniques for the creation of additional buffers and natural storm water treatment. The Suffolk County Planning Commission has produced a draft "model code" and report on such PSDR techniques and has recommended that no building or structure should be constructed, used or occupied without the adoption of Parking Stall Demand Reduction (PSDR) techniques conditioned, through covenants and restrictions, on land use and development approvals issued by municipal planning boards. For convenience a link to the model code is provided below:

<https://www.suffolkcountyny.gov/portals/0/formsdocs/planning/SCPlanningCommission/2019/PSDR%20Final%20Draft%20103019.pdf>

Area created may provide additional land for stormwater treatment via natural methodologies (see comment 1 above).

9. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein. Connecting internal walking path to the landscaped recharge basin and buffer areas would be beneficial. \*\*
10. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.

11. The petitioners indicate that the proposed age restricted apartments will generate less than 100 peak hour vehicle trip per hour (FEAF pg. 7 section D.2.j.).  
pNo Traffic Impact Analysis (TIA) report was provided to the Suffolk County Planning Commission in referral materials from the Huntington Town Board. A TIA report should be prepared and provided to the Huntington Town Board for roadway capacity impact analysis for Doyle Court, Daly and Larkfield Roads. The TIA report should also be provided to the New York State Department of Transportation for intersection capacity analysis at Daly and Larkfield Roads with Jericho Turnpike (NYS Rte. 25).

Seasons at East Northport  
Town of Huntington

Motion to Approve

	AYE	NAY	ABSTAIN	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
McCarthy, Thomas, - Town of Southold	X			
VACANT, - Town of East Hampton				
VACANT – Town of Shelter Island				
VACANT, - Town of Southampton				

Motion: Commissioner Casey Present: 12

Seconded: Commissioner Chu Absent: 0

Voted: 12

Nays: 0

DECISION: Approved